

\$469,900 - 307 Sheridan Way, Leduc

MLS® #E4438637

\$469,900

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

FINISHED BASEMENT, FRESH PAINT, DETACHED GARAGE! Welcome to this stylish 1,600 sq ft two-storey home in the desirable community of Suntree. The main floor offers a spacious front foyer with a large coat closet, an open-concept living room with fireplace, and a modern kitchen featuring stainless steel appliances, a walk-in pantry, and patio doors leading to the back deck. A formal dining room and convenient half bath complete the main level. Upstairs, the primary bedroom includes a walk-in closet and a spa-like 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upstairs laundry add comfort and convenience. The fully finished basement features a large family room, another full bathroom, and a fourth bedroom—perfect for guests or extra living space. Outside, enjoy a private yard and a double detached garage. A perfect family home in a great location close to parks, schools, and amenities!

Built in 2013

Essential Information

| | |
|------------|-----------|
| MLS® # | E4438637 |
| Price | \$469,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,610 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 307 Sheridan Way |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8R9 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 26th, 2025

Days on Market 22

Zoning Zone 81

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Listing information last updated on June 17th, 2025 at 7:17am MDT